

020.A

0003

0204.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

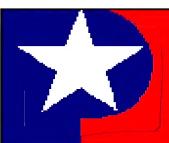
538,000 / 538,000

USE VALUE:

538,000 / 538,000

ASSESSED:

538,000 / 538,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		HAMILTON RD, ARLINGTON

OWNERSHIP	Unit #:	204
Owner 1:	MC CORMICK GAIL T/TRUSTEE	
Owner 2:	GAIL MC CORMICK TRUST	
Owner 3:		
Street 1:	30 HAMILTON RD UNIT 204	
Street 2:		

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1: OTREMBA ROWENA J -

Owner 2: -

Street 1: 73 KIRKLAND STREET

Twn/City: CAMBRIDGE

St/Prov: MA	Cntry:	
Postal: 02138		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 917 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6048																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	538,000			538,000		145373
							GIS Ref
							GIS Ref
							Insp Date
							12/13/17

PREVIOUS ASSESSMENT								Parcel ID	020.A-0003-0204.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	102	FV	538,000	0	.	.	538,000	Year end	12/23/2021			
2021	102	FV	530,300	0	.	.	530,300	Year End Roll	12/10/2020			
2020	102	FV	514,900	0	.	.	514,900	514,900 Year End Roll	12/18/2019			
2019	102	FV	482,900	0	.	.	482,900	482,900 Year End Roll	1/3/2019			
2018	102	FV	397,300	0	.	.	397,300	397,300 Year End Roll	12/20/2017			
2017	102	FV	368,700	0	.	.	368,700	368,700 Year End Roll	1/3/2017			
2016	102	FV	368,700	0	.	.	368,700	368,700 Year End	1/4/2016			
2015	102	FV	345,200	0	.	.	345,200	345,200 Year End Roll	12/11/2014			

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes						
OTREMBA ROWENA	48746-45		12/28/2006		355,000	No	No								
POOR RIVA	41767-329		1/12/2004		325,000	No	No								
	17680-169		12/1/1986		170,000	No	No	Y							

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
12/13/2017										Measured	DGM	D Mann												
5/6/2000											197	PATRIOT												

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																							
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			<p>Building Number 30.</p> <p>RESIDENTIAL GRID</p> <table border="1"> <tr> <td>1st Res Grid</td> <td>Desc: Line 1</td> <td># Units 1</td> </tr> <tr> <td>Level</td> <td>FY LR DR D K FR RR BR FB HB L O</td> <td></td> </tr> <tr> <td>Other</td> <td></td> <td></td> </tr> <tr> <td>Upper</td> <td></td> <td></td> </tr> <tr> <td>Lvl 2</td> <td></td> <td></td> </tr> <tr> <td>Lvl 1</td> <td></td> <td></td> </tr> <tr> <td>Lower</td> <td></td> <td></td> </tr> <tr> <td>Totals</td> <td>RMs: 4</td> <td>BRs: 2</td> <td>Baths: 1</td> <td>HB: 0</td> <td></td> </tr> </table>								1st Res Grid	Desc: Line 1	# Units 1	Level	FY LR DR D K FR RR BR FB HB L O		Other			Upper			Lvl 2			Lvl 1			Lower			Totals	RMs: 4	BRs: 2	Baths: 1	HB: 0										
1st Res Grid	Desc: Line 1	# Units 1																																																	
Level	FY LR DR D K FR RR BR FB HB L O																																																		
Other																																																			
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Lvl 2																																																			
Lvl 1																																																			
Lower																																																			
Totals	RMs: 4	BRs: 2	Baths: 1	HB: 0																																															
Sty Ht: 1	- 1 Story			A Bath:	Rating:																																														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																														
Foundation: 3	- BrickorStone			A 3QBth:	Rating:																																														
Frame: 2	- Steel			1/2 Bath: 0	Rating: Average																																														
Prime Wall: 7	- Brick			A HBth:	Rating:																																														
Sec Wall:				OthrFix:	Rating:																																														
Roof Struct: 4	- Flat			OTHER FEATURES																																															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average																																														
Color: BRICK				A Kits:	Rating:																																														
View / Desir: W20 - WATER 20				Fpl: 0	Rating: Average																																														
GENERAL INFORMATION				WSFlue:	Rating:																																														
Grade: C	- Average			CONDOS INFORMATION																																															
Year Blt: 1985	Eff Yr Blt:			Location: C	- Corner View																																														
Alt LUC:	Alt %:			Total Units:																																															
Jurisdict:	Fact: .			Floor: 2	- 2nd Floor																																														
Const Mod:				% Own: 0.762099981																																															
Lump Sum Adj:				Name: 35 - 6050																																															
INTERIOR INFORMATION				DEPRECIATION																																															
Avg Ht/FL: STD				Phys Cond: AV	- Average			20. %																																											
Prim Int Wal 2	- Plaster			Functional:				%																																											
Sec Int Wall:				Economic:				%																																											
Partition: T	- Typical			Special:				%																																											
Prim Floors: 4	- Carpet			Override:				%																																											
Sec Floors:				Total:	20.4 %																																														
Bsmnt Flr:				CALC SUMMARY																																															
Subfloor:				Basic \$ / SQ: 325.00																																															
Bsmnt Gar:				Size Adj.: 1.15430760																																															
Electric: 3	- Typical			Const Adj.: 1.25949597																																															
Insulation: 2	- Typical			Adj \$ / SQ: 472.500																																															
Int vs Ext: S				Other Features: 32821																																															
Heat Fuel: 1	- Oil			Grade Factor: 1.00																																															
Heat Type: 3	- Forced H/W			NBHD Inf: 1.45000005																																															
# Heat Sys:				NBHD Mod:																																															
% Heated: 100	% AC: 100			LUC Factor: 1.00																																															
Solar HW: NO	Central Vac: NO			Adj Total: 675850																																															
% Com Wal	% Sprinkled			Depreciation: 137873																																															
				Deprecated Total: 537977																																															
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val:																																													
Make: [] Model: []				Juris. Factor:		Before Depr:	685.12																																												
Serial #:				Special Features: 0		Val/Su Net:	586.70																																												
Year: [] Color: []				Final Total: 538000		Val/Su SzAd:	586.70																																												
SPEC FEATURES/YARD ITEMS				PARCEL ID 020.A-0003-0204.0																																															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																		
More: N				Total Yard Items: []				Total Special Features: []				Total: []				IMAGE																																			
AssessPro Patriot Properties, Inc																																																			